

FOR LEASE

Country Oaks Retail Center

9598 SW 114th St., Ocala, FL 34481

A photograph of the storefront of a Bealls Florida store. The building has a large, arched entrance with a yellow and white facade. The Bealls Florida logo is prominently displayed in blue above the entrance. The entrance is flanked by two columns and has a tiled archway. There are some trees and bushes in front of the building.

Bealls
Florida

BIG BOX AVAILABLE 62,245 SF (DEMISABLE 20K TO 40K SF)

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PROPERTY *Details*

- **Location:** 9598 SW 114th St. Ocala, FL 34481
- **Availability:** 62,245 SF (Demisable 20,000 SF to 40,000 SF)
- **National Co-Tenants:** Walmart Supercenter, Dollar Tree, Sherwin Williams, Workout Anytime
- **Traffic Count:** 32,500 AADT (SR-200)
- **Access:** Full access from lighted intersection on SR-200
- **Signage:** Pylon

PROPERTY *Highlights*

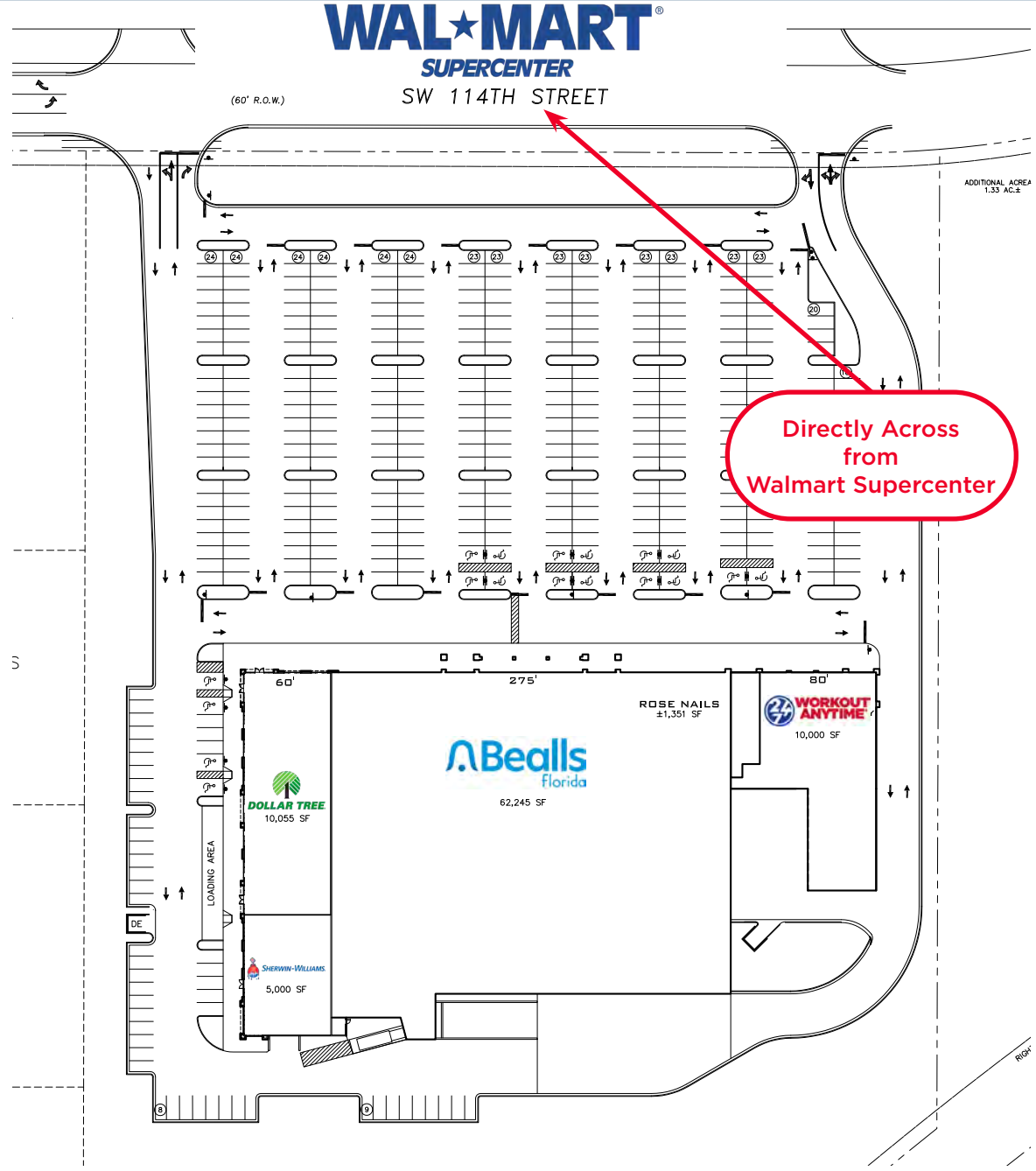
- Country Oaks Retail Center is located adjacent to and shadow-anchored by Walmart Supercenter, creating high demand and retail synergy in the area.
- State Road 200 is the major thoroughfare in Southwest Ocala with ease of access to I-75 in proximity to Ocala International Airport and Marion County Airport.
- Located only minutes away from Country Oaks, On Top Of The World is one of the largest retirement communities in Florida with plans for over 13,000 homes at completion.
- Surrounding area is being heavily developed with single family residences spurring high potential for population growth.

AREA *Demographics*

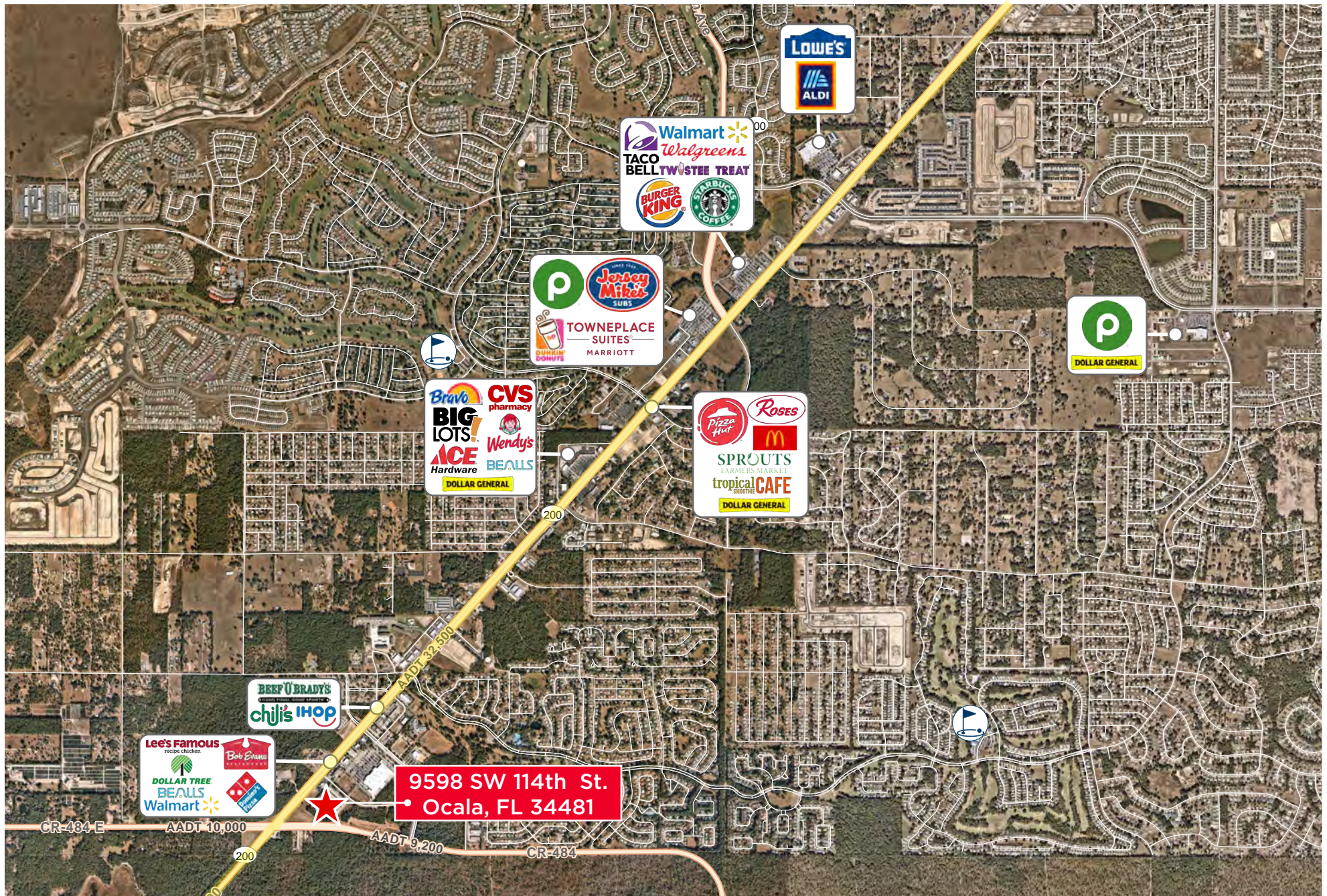
RADIUS	2 MI	3 MI	5 MI
Total Population	7,952	20,871	47,754
Avg HH Income	\$60,864	\$67,442	\$71,735
# of Households	4,548	11,253	23,228



COUNTRY OAKS RETAIL CENTER
Site Plan



COUNTRY OAKS RETAIL CENTER Area Map



FOR MORE
Information:

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